

# UNOFFICIAL COPY



\*1630133051\*

## SPECIAL WARRANTY DEED

Doc# 1630133051 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/27/2016 02:46 PM PG: 1 OF 3

160161901391

1/2

The GRANTOR, SUSTAINABUILD, LLC – 2550 W FULLERTON SERIES, an Illinois series limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

*single man*  
JOEL DALE HALPERIN, of 555 W. Kinzie, #2004, Chicago, IL 60654

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: General real estate taxes for 2016 and subsequent years.

Permanent Real Estate Index Number(s): 13-25-428-031-0000; 13-25-428-032-0000 and 13-25-428-033-0000 (affect underlying land)

Address(es) of Real Estate: 2550 W. Fullerton Ave., Unit 2B, Chicago, IL 60647

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There were no tenants as this is new construction.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 14th day of October, 2016.

SUSTAINABUILD, LLC – 2550 W FULLERTON SERIES  
By: PROGROUP DEVELOPMENT, INC./ Its Member/Manager

Attorneys' Title  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

By:   
Igor Petrushchak, Its President

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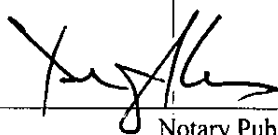
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State of Illinois )  
                          )     ss.  
County of Cook    )

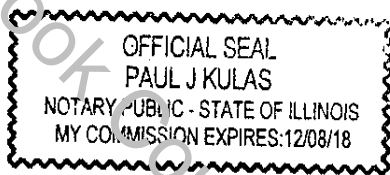
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IGOR PETRUSHCHAK, personally known to me to be the President of PROGROUPE DEVELOPMENT, INC., Member/Manager of SUSTAINABUILD, LLC – 2550 W FULLERTON SERIES, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth



Given under my hand and seal, this 14th day of October, 2016.


Commission expires: 12-8-18

  
\_\_\_\_\_  
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX		18-Oct-2016
	COUNTY:	189.50
	ILLINOIS:	379.00
	TOTAL:	568.50
13-25-428-031-0000   20161001668831   1-049-964-352		

REAL ESTATE TRANSFER TAX		18-Oct-2016
	CHICAGO:	2,842.50
	CTA:	1,137.00
	TOTAL:	3,979.50 *
13-25-428-031-0000   20161001668831   0-774-131-520		

\* Total does not include any applicable penalty or interest due.

Mail to:

Gary A. Mages, Esq.  
1110 Lake Cook Road, Suite 385  
Buffalo Grove, IL 60089

Send subsequent tax bills to:

Joel Dale Halperin  
2550 W. Fullerton Ave., Unit 2B  
Chicago, IL 60647

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## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 13-25-428-031-0000; 13-25-428-032-0000 & 13-25-428-033-0000 (affect underlying land)

**Property Address:**

2550 W. Fullerton Ave., Unit 2B  
Chicago, IL 60647

**Legal Description:**

Parcel 1: Unit 2B in The Brendel Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate:

Lots 7, 8 and 9 in Block 20 in Albert Crosby and Others' Subdivision of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the retail property more particularly described as follows: That part of Lots 7, 8 and 9 in Block 20 in Albert Crosby and Others' Subdivision of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, described as follows: Lying above a horizontal plane at elevation +17.28 feet and lying below a horizontal plane at elevation +29.52 feet Chicago City Datum, beginning at Southeast corner of Lot 7; thence 1.91' West and 2.31' North to a point of beginning; thence along finished surface of interior walls; thence 51.34' West; thence 7.39' North; thence 6.18' West; thence 7.49' North; thence 2.82' West; thence 38.39' North; thence 14.69' East; thence 14.48' South; thence 17.10' East; thence 14.55' North; thence 6.03' East; thence 5.03' North; thence 20.32' East; thence 20.82' South; thence 2.26' East; thence 37.41' South to the point of beginning of retail property, in Cook County, Illinois; which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded August 24, 2016 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1623719244, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: Non-exclusive, perpetual easements for the benefit of Parcel 1, as created by the Reciprocal Easement Agreement recorded August 24, 2016, as Document No. 1623719245, executed by and between The Brendel Condominium Association and Sustainabuild, LLC - 2550 W Fullerton Series.

Parcel 3: The exclusive right to the use of Parking Space P-1 and Roof Deck Space R-12, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2B, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.